



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwestateagents.com

Directions

See Mapping.

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Clara Road, Bradford, BD2 1QE  
Auction Guide £120,000



**\*\* SOLD BY MODERN METHOD OF AUCTION \*\* BUYERS FEES APPLY \*\* 3 BEDROOMS \*\* SPACOOUS LOUNGE \*\* SEPARATE DINING ROOM \*\* AMPLE OFF-STREET PARKING \*\* GAS CENTRL HEATING \*\* DOUBLE GLAZING \*\* GARAGE\*\* SUPERB INVESTMENT OPPORTUNITY \*\*** Three bedroom semi-detached dormer bungalow offered to the market with no onward chain via the Modern Method Of Auction.

An entrance porch leads to the inner entrance hall providing access to the shower room, lounge and stairs to the first floor. A generously proportioned lounge comprises a gas fireplace with stone surround, double glazed window to front gas central heating, access to a second reception room and the kitchen. The kitchen is fully equipped with a range of wall and base units and work surfaces over, an integral electric oven with gas hob and extractor fan over, space and plumbing for appliances, a sink and drainer, double glazed window to rear, door to side elevation and access to the dining room.

The second reception room has a double glazed window to rear, gas central heating and provides a good space for dining and/or study/office space.

A fully tiled shower room comprises a corner shower cubicle, w/c and wash hand basin.

The first floor landing provides access to three bedrooms, two doubles and one single. The two double bedrooms comprise fitted wardrobes, built in storage cupboards, double glazing and gas central heating. The single bedroom has gas central heating and a double glazed window to rear.

Externally, the property benefits from low maintenance gardens to both front and rear, a driveway from the front into a car port made secure with a roller garage door leading to a garage with power, lighting and a car inspection pit.

A must view property, ideal for investors, developers and young families alike!



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Three Bedroom Semi-detached Dormer Bungalow Sold Via The Modern Method Of Auction With No Onward Chain.

Rating authority  
Borough Council Tax Band C

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates introduce to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold